

Variance Report Added On : 08-10-2023

Warrington Crossings		
Added By: Ketty Bailey	Status: Approved	
Month: June	Year: 2023	
Income for Month: \$342,309	Budgeted Income for Month: \$339,968	Favorable (Unfavorable) Income Variance: \$2,342
Expense for Month: \$134,730	Budgeted Expense for Month: \$128,360	Favorable (Unfavorable) Expense Variance: (\$6,370)
NOI Favorable (Unfavorable) Variance for Month: (\$4,029)	NOI Favorable (Unfavorable) Variance YTD: \$19,836	
Occupancy for the Month: 96%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <ul style="list-style-type: none">• Utilities +\$4.7k due to timing of gas income vs budget• Make Ready (\$7k) due to 10 completed vs 5 budgeted• Repairs (\$3k) due to timing of May Cleantech invoice and additional cleanings in several bldgs, timing of fire ext inspections and gutter cleanings, occupied unit patch/painting for township inspections, 30 yard dumpster for overflow• G&A (\$2.8k) due to timing of software expenses and collection agency fees <div>Current Occupancy – 96.07% vs 96.07% for the same time period last year</div> <div>Projected Occupancy for August 94%</div> <div>Move outs scheduled for Aug (7) Sept (4) Oct (3)</div> <div>Please see pictures of MR unit A10.</div> <div>There are no major capital projects underway at this time.</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

